

**PLANNING BOARD**  
**MEETING MINUTES**  
**May 25, 2021**

**7:00PM**

**Remote Meeting**

**Members Present:** Otto Lies, Robert Ricker, Brynn Zawada, Nancy Kielinen and James Parker

**Not Present:** Scott Carlson and Mike Krikonis

**Others present:** Pam Harding, Director of Planning; Sara Flagg, Recording Secretary; William Murray, Place Associates; Jefferson Mills

R Ricker called the meeting to order at 7:04 pm.

**PUBLIC HEARING – DEFINITIVE SUBDIVISION**

PINE TREE ESTATES - Holden Pine Tree, LLC  
98 dwelling units

P Harding explained this was a continued meeting and the applicant requested a continuance to July.

Motion by O Lies, seconded by N Kielinen to CONTINUE THE PUBLIC HEARING DEFINITIVE SUBDIVISION PINE TREE ESTATES TO THE JULY 20<sup>TH</sup> MEETING AND EXTEND THE FILING DATE WITH THE TOWN CLERK TO AUGUST 30TH. APPROVED BY VOTE 4-0-1 (B Zawada abstained)

**APPROVAL NOT REQUIRED – FISHER ROAD – STRIAR**

17 Lots R-40 Zoning District

O Lies stated that with the attorney's help a settlement negotiation was submitted to the Board of Selectmen and was approved as definitive.

Motion by O Lies, seconded by J Parker to APPROVE THE ANR FISHER RD – STRIAR AS AGREED TO IN THE SETTLEMENT AGREEMENT. APPROVED BY A VOTE 5-0

**CHAPTER 61 - Request for Release – Manning Street – Dresser**

R Ricker recused himself as a neighbor.

P Harding explained that under Chapter 61 the Town has a first right of refusal to purchase. The applicant has a current offer to purchase of \$130k and the Town would need to meet that offer if they want to obtain the land.

O Lies doesn't believe that this would have any value to the Town to purchase. J Parker agrees there doesn't seem to be a use for this lot for the Town.

J Parker asked what the land on Parcel 67-2 is. P Harding shared that it is conservation land purchased by the MDC.

Motion O Lies, seconded by J Parker to MAKE A RECOMMENDATION THAT THE TOWN NOT PURCHASE THE LAND AS THERE IS NO PLANNING BOARD SIGNIFICANCE. APPROVED BY A VOTE 4-0-1 (R Ricker abstained)

#### **ZONING BOARD OF APPEALS RECOMMENDATION**

Approval of Repetitive Petition-Variance – Map 90 Parcel 32 between  
148 & 160 General Hobbs Rd. – relief from frontage

P Harding explained that when an application is denied they are prevented from repeting within 2 years unless there are significant changes to the plan.

B Zawada asked for clarification if the Board is to review and decide if a significant change has been made. P Harding confirmed and she shared the new plans. The board members commented that the plans looked significantly different than the last ones.

Motion by O Lies, seconded by N Kielinen to RECOMMEND THAT THERE WERE SUBSTANTIAL CHANGES TO THE PLANS. APPROVED BY A VOTE 5-0

#### **APPROVAL OF MINUTES**

April 13, 2021

Motion by J Parker, seconded by O Lies to APPROVE THE APRIL 13, 2021 MINUTES. APPROVED BY A VOTE 4-0-1 (B Zawada not present)

#### **Other Business**

P Harding said that Jefferson Mills project will be meeting with abutters this Friday 5/28 to discuss sight lines and distances. They have submitted an application to be reconsidered based on changes made to the plan and will be presenting that at the June 8, 2021 meeting. The Board will plan to meet at the site prior to the June 8<sup>th</sup> meeting.

Motion by J Parker, seconded by N Kielinen to ADJOURN THE MAY 25, 2021 MEETING AT 7:30 PM. Approved by a vote 5-0